

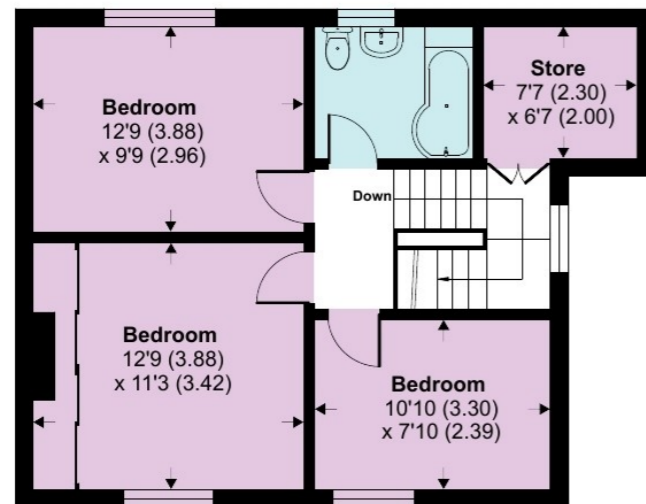
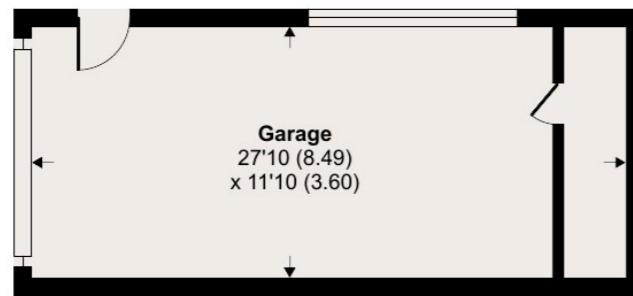
Greenhill Way, Farnham, GU9

Approximate Area = 1118 sq ft / 103.8 sq m

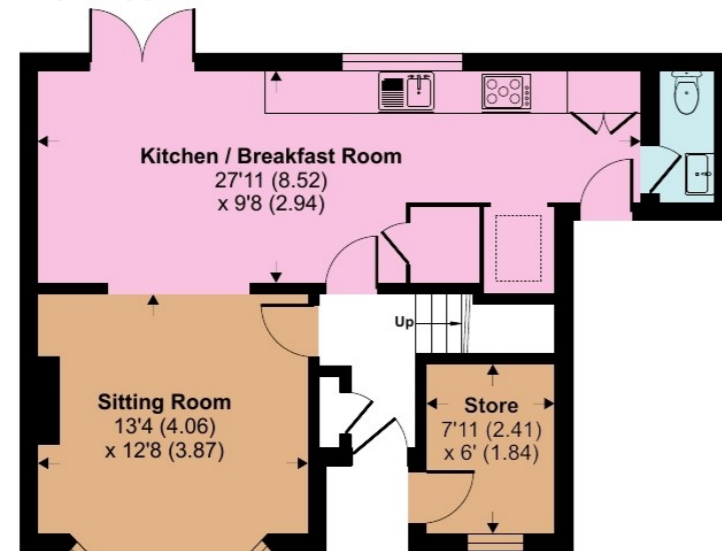
Garage = 329 sq ft / 30.5 sq m

Total = 1447 sq ft / 134.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GREENHILL WAY, FARNHAM, SURREY, GU9

Guide Price £650,000

Situated only 0.4 miles from Weydon Academy, this home has recently been refurbished throughout.

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ACCOMMODATION

- Prime South Farnham location
- Well presented throughout
- Newly fitted open plan kitchen/breakfast room
- Three double bedrooms
- Large driveway
- Workshop/outbuilding
- Walking distance to shops
- 0.4 miles to Weydon Academy

DESCRIPTION

Approached via a large gravelled driveway, this family home has recently been refurbished throughout.

This lovely home offers spacious living that is located within a popular area of South Farnham, only moments away from shops and amenities and only 0.4 miles from Weydon Academy.

The property has a wide plot and there is further scope to extend (stpp).

Upon entering, there is a large entrance hallway, large sitting room with bay window and open fireplace, newly fitted open plan kitchen/breakfast room with French doors to garden and adjoining utility area and downstairs cloakroom. There is also a store room that can be accessed via the side of the property.

To the first floor, there are three double bedrooms, one with fitted wardrobes, newly fitted family bathroom, large storage room and landing area.



OUTSIDE

Outside to the front there is a gravelled driveway offering plenty of parking with double gates leading to a further enclosed parking space. The rear garden is a lovely size which is partially paved, with the rest of the garden mainly laid to lawn. The garden is fully enclosed by wooden fencing and offers a fantastic workshop/ garage measuring just under 28ft in length which provides space for a variety of uses.

LOCATION

Greenhill Way is a popular South Farnham residential road and the property is within walking distance to village shops including a butchers, Tesco Express, Loaf, wine shop and Bat & Ball Free house. Farnham town centre is 1.5 miles away and the further area is surrounded by an extensive area of some of Surrey's finest countryside and provides excellent leisure opportunities for walking, riding and country pursuits as well as a comprehensive range of shopping, cultural, leisure and educational facilities including Weydon School and other specialist establishments. Farnham railway station is within walking distance with links to London Waterloo in around an hour.

LOCAL AUTHORITY

Waverley Borough Council, Farnham | Tax Band D

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

